

LOT 21
IN OR 2271/1479
NASSAU VILLAGE 1 UNR

LYNCH CHRISTOPHER & RAVEN NICOLE
54075 SNYDER RD
CALLAHAN, FL 32011

2024

37-1N-25-299A-0021-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																																			
Exterior Wall	30	VINYL 100	0800	02	1,980	150.8000	113.10	223,938	2000	2005	0	0	0	44.00	56.00	VALUATION BY STANDARD																																		
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2022													Heated Area: 1980													HX Base Yr 2022																					
Roof Cover	03	COMP SHNGL 100	BAS 2018																								VALUATION SUMMARY																							
Interior Wall	05	DRYWALL 100																									BUILDING MARKET VALUE												125,405											
Interior Floo	08	SHT VINYL 50																									TOTAL MARKET OB/XF VALUE												3,472											
Interior Floo	14	CARPET 50																									TOTAL LAND VALUE - MARKET												45,000											
Air Condition	03	CENTRAL 100																									TOTAL MARKET VALUE												173,877											
Heating Type	04	AIR DUCTED 100																									SOH/AGL Deduction												29,502											
Bedrooms		3 100																									ASSESSED VALUE												144,375											
Bathrooms		2 100																									TOTAL EXEMPTION VALUE												50,000											
Frame	02	WOOD FRAME 100																									BASE TAXABLE VALUE												94,375											
Stories	1.	1. 100																									TOTAL JUST VALUE												173,877											
Units		0 100	NCON VALUE												0																																			
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												169,697																							
Quality			06	Quality Level 06																																														
DOR CODE			0200 MOBILE HOME																																															
MAP NUM			MKT AREA																		08																													
NEIGHBORHOOD/LOC			8026.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	1,980	100	1,980	125,405																																														
TOTALS			1,980	1,980	125,405																																													
EXTRA FEATURES			54075 SNYDER RD, CALLAHAN																																															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																		
1	0940	SHEDS/PORT	0 100	28	12	336.00	SF	30.00	30.00	100	1970	1970	3	20	2,016																																			
2	0350	CARPORT WD	0 100	28	20	560.00	SF	13.00	13.00	100	1973	1973	3	20	1,456																																			
LAND DESCRIPTION			TOTAL OB/XF 3,472																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																										
1	000102	C	SFR/MH	100	0006	RM	125.00	350.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																																	
REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS																																																		